



Industrial/Manufacturing Complex for Sale

301 Riverside Dr, Millville, NJ

Sale Price: \$3,995,000

Lot Size: 19.2 Acres

Building Size: Total of 234,000 SF +-

Taxes (2015): \$82,283

Key Facts:

- (UEZ) Urban Enterprise Zone
- Five Buildings with Manufacturing, Warehouse and Office Spaces
- Newly Renovated Main Building - Lobby, Reception Area, Two Levels of Office, Conference, Lunch Room
- 1,121 ft of Road Frontage on Riverside Dr.
- 505 ft of Road Frontage on Silver Run Rd.
- 224,000 +- SF of Manufacturing/Warehouse
- 10,100 +- SF of Office
- Fenced Paved Yard with Gated Entrance
- Parking for 200+ Vehicles
- 12' - 40' Clearance Heights
- Multiple Ground Level Loading Docks
- Gas air heated Manufacturing/Warehouse
- Close Proximity to Rt. 55

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Ideal for multiple Industrial/Manufacturing end users looking to lower your acquisition costs per SF and increase your production capabilities by taking advantage of this unique facility. Formerly the home of the Silverton Marine operation, the complex consists of 234,000+- SF of available Manufacturing/Warehouse/Office space. The site offers 10,100 +- SF of office space with access to five buildings offering 224,000+- SF of Manufacturing/Warehouse space with 12' - 40' clearance heights. This 19.2 acre complex consists of multiple ground level loading docks, fenced paved yard with separate gated entrance, guard booth and parking for 200+ vehicles.

The newly renovated main building (D) comprised of 6,300 SF Lobby/Reception Area, two levels of Offices, Conference Room and Lunch Room Area is located on the Maurice River with easy access to the downtown Millville town center. The gas air heated Manufacturing/Warehouse buildings are designed with masonry/metal ribbed siding and insulated ceilings with all facilities being 100% wet sprinklered.

Situated on a corner with 1,121' of frontage on Riverside drive and an additional 505' of frontage on Silver Run Road. The entire complex is located approximately 1.5 miles from Route 55 offering easy access to the Delaware Valley market region.